

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ORCHID CLOSE  
ST. MELLONS

# ORCHID CLOSE

ST. MELLONS, CF3 0RE - £199,950

NEW TO MARKET. We are pleased to offer for sale this two double bedroom modern home. The property benefits from an entrance porch, lounge, newly fitted modern kitchen diner, two bedrooms and bathroom. Further offering an enclosed garden and drive to front.

A great first home or buy to let investment with a possible £900-1000per month in rent. Offered to market with NO ONWARD CHAIN.

 2 bedroom(s)  1 bathroom(s)  625.00 sq ft

## DRIVEWAY

## PORCH ENTRANCE

## LIVING ROOM

3.86m x 4.67m (12'8" x 15'4")

## KITCHEN

3.86m x 2.77m (12'8" x 9'1")

## BEDROOM ONE

3.86m x 2.77m (12'8" x 9'1")

## BEDROOM TWO

3.86m x 2.24m (12'8" x 7'4")

## COUNCIL TAX

Band C

## SCHOOL CATCHMENT

Willowbrook Primary School (year 2024-25)

Eastern High School (year 2024-25)

Ysgol Pen Y Pil (year 2024-25)

Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)

## GARDEN

## TENURE

Freehold, but this is to be confirmed by your solicitor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

